

Capsule Summary

SM-567

Southern Maryland Bottling Company Building

Leonardtown

Private

c. 1910s-1920s

The Southern Maryland Bottling Company building is a two story, five bay, frame building located on the west side of Lawrence Avenue in Leonardtown, St. Mary's County, Maryland. Initially constructed as a dwelling in the 1910s, the house was converted into a bottling facility. The 1928 Sanborn Fire Insurance Map describes the Bottling Company building as a two story frame structure located just north of the St. Mary's Auto Company Garage (SM-569). On September 11, 1931 Robert Miedzinski purchased the lot from Carl Insley. The deed for this transaction noted that the property included "all the equipment, machinery, and fixtures in said building run under the name of the Southern Maryland Bottling Company." Like several other buildings in Leonardtown, including the Leonardtown Bowling Alley, the Bottling Company building has experienced changes in use and function. While initially a dwelling, the building was subsequently converted to a bottling facility and then converted back into a dwelling. The Bottling Company building is significant because it chronicles Leonardtown's emergence as a diverse commercial and manufacturing center in the early-twentieth century. The dwelling is still owned by the Miedzinski family.

SM-567, Southern Maryland Bottling Company Building
St. Mary's County
Maryland Comprehensive State Historic Preservation Data

Historic Context

Geographic Organization:	Western Shore
Chronological/Developmental Period:	Industrial/Urban Dominance, 1870-1930
Historic Period Theme:	Architecture Commerce

Resource Type

Category:	Building
Historic Environment:	Town
Historic Function and Use:	Manufacturing facility, dwelling
Known Design Source:	None

**Maryland Historical Trust
State Historic Sites Inventory Form**

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. SM-567

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic Southern Maryland Bottling Company Building

and/or common

2. Location

W side of Lawrence Avenue near intersection of Fenwick Street and Lawrence Avenue
street & number

☐ not for publication

city, town Leonardtown

☐ vicinity of

congressional district 3

state Maryland

county St. Mary's

TM 133, P 226

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Miedzinski Investments, Inc.

street & number Box 348

telephone no.: (301)-475-5808

city, town Leonardtown

state and zip code Maryland, 20650

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Courthouse

liber MRB 144

street & number

folio 478

city, town Leonardtown

state Maryland

6. Representation in Existing Historical Surveys

title

date

☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town

state

7. Description

Survey No. SM-567

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Contributing resource count: 1

The Southern Maryland Bottling Company Building is located on the west side of Lawrence Avenue just north of the intersection of Park and Lawrence Avenues in Leonardtown, St. Mary's County, Maryland. The building, oriented on a east-west axis, is situated on a flat, 1/4 acre lot.

The Southern Maryland Bottling Company Building/Miedinski House is a two story, five bay, frame dwelling with a gable roof. The foundation is obscured by the artificial siding that covers the building's walls. The roof is covered with corrugated metal and pierced by an end and interior chimney flue.

The first floor of the primary or east elevation is pierced by two wood doors and three, large, six-over-six, double-hung sash windows. All of these bays are sheltered by a porch with a shed roof supported by four turned posts with scroll-sawn brackets. The second floor consists of five symmetrically placed six-over-six windows. Curiously, these five bays do not directly align with the bays located on the first floor. These windows are also smaller than those located on the first floor.

The south elevation is pierced by a door flanked on either side by a six-over-six window. The second floor features three, six-over-six windows. The attic story is ventilated by a pair of louvered vents.

The other elevations and interior were not investigated.

8. Significance

Survey No. SM-567

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

check: Applicable Criteria: ☒ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Southern Maryland Bottling Company building is a two story, five bay, frame building located on the west side of Lawrence Avenue in Leonardtown, St. Mary's County, Maryland. Initially constructed as a dwelling in the 1910s-1920s, the house was converted into a bottling facility. The 1928 Sanborn Fire Insurance Map describes the Bottling Company building as a two story frame structure located just north of the St. Mary's Auto Company Garage (SM-569). On September 11, 1931 Robert Miedzinski purchased the lot from Carl Insley. The deed (Liber JMM 7, Folio 401) noted that the property included "all the equipment, machinery, and fixtures in said building run under the name of the Southern Maryland Bottling Company." Like several other buildings in Leonardtown, including the Leonardtown Bowling Alley, the Bottling Company building has experienced changes in use and function. While initially a dwelling, the building was subsequently converted to a bottling facility and then converted back into a dwelling. The Bottling Company building is significant because it chronicles Leonardtown's emergence as a diverse commercial and manufacturing center in the early-twentieth century. The dwelling is still owned by the Miedzinski family.

9. Major Bibliographical References

Survey No. SM-567

Interview, Edward Stokel, March, 1997.

10. Geographical Data

Acreage of nominated property 10,615 sq ft.Quadrangle name Leonardtown, MdQuadrangle scale 1:24 000UTM References do NOT complete UTM referencesA

Zone	Easting	Northing							

B

Zone	Easting	Northing							

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

Same as per deed description.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
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11. Form Prepared By

name/title Kirk E. Ranzetta, Historic Sites Surveyororganization St. Mary's County Planning and Zoningdate April 1997street & number 22740 Washington Streettelephone (301)-475-4662city or town Leonardtownstate Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
514-7600

SM-567, Southern Maryland Bottling Company Building

St. Mary's County

8.1 Significance

Chain-of-Title

(All deeds are located at the Land Records Office, St. Mary's Courthouse, Leonardtown, Maryland unless otherwise noted.)

Deed Reference: Liber MRB 144, Folio 478

Grantee: Miedzinski Investments, Inc.

Grantor: Robert Miedzinski

Date: May 23, 1983

Notes: This deed refers to three parcels. The Bottling Company Building property are described as "Parcel #1."

Deed Reference: Libert CBG 22, Folio 288

Grantee: Robert and Mary Lillian Miedzinski

Grantor: Mary R. Fowler

Date: December 13, 1948

Deed Reference: Liber CBG 22, Folio 287

Grantee: Mary R. Fowler

Grantor: Robert and Mary Lillian Miedzinski

Date: December 13, 1948

Deed Reference: Liber JMM 7, Folio 401

Grantee: Robert and Mary Lillian Miedzinski

Grantor: Carl Insley

Date: September 11, 1931

Notes: This notes that the purchase of the property includes "all the equipment, machinery, and fixtures in said building run under the name of the Southern Maryland Bottling Company."

Deed Reference: Liber JMM 6, Folio 29

Grantee: Carl D. and Agnes Cecelia Insley

Grantor: Thomas A. and Marthaline McKay

Date: December 31, 1927

Deed Reference: Liber JMM 3, Folio 373

Grantee: Thomas A. and Marthaline McKay

Grantor: J. Allan Coad

Date: October 21, 1925

Notes: Here the property contains 10,648.

Deed Reference: Liber JMM 3, Folio 113

Grantee: J. Allan Coad

Grantor: Daisey L. and J. Harry Peacock

Date: May 7, 1925

Deed Reference: Liber EBA 17, Folio 238

Grantee: Daisey L. Peacock

Grantor: Lewis R. and Lena E. Springer

Date: August 10, 1918

SM-567, Southern Maryland Bottling Company Building
St. Mary's County
8.2 Significance

Deed Reference: Liber EBA 17, Folio 144

Grantee: Lewis R. and Lena E. Springer

Grantor: L. Allison Wilmer and Joseph H. Ching

Date: May 22, 1918

Notes: As the result of circuit court case No. 1275 involving the Leonardtown Bank of the Eastern Shore Trust Company vs Frank Lawrence, several properties of Asa A. Lawrence were sold at public auction. The Springers purchase the property.

Deed Reference: Liber JFF 7, Folio 187

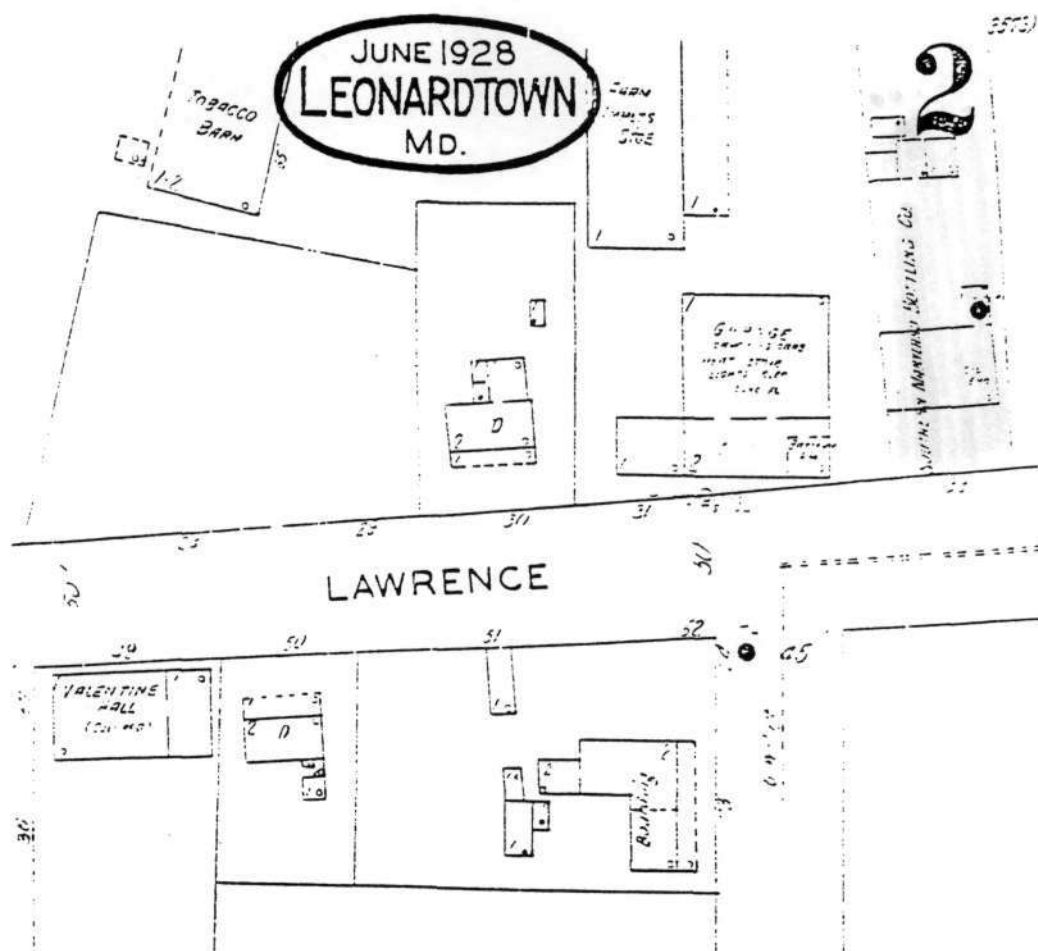
Grantee: Asa A. and Anna G. Lawrence

Grantor: Joseph H. Key and wife

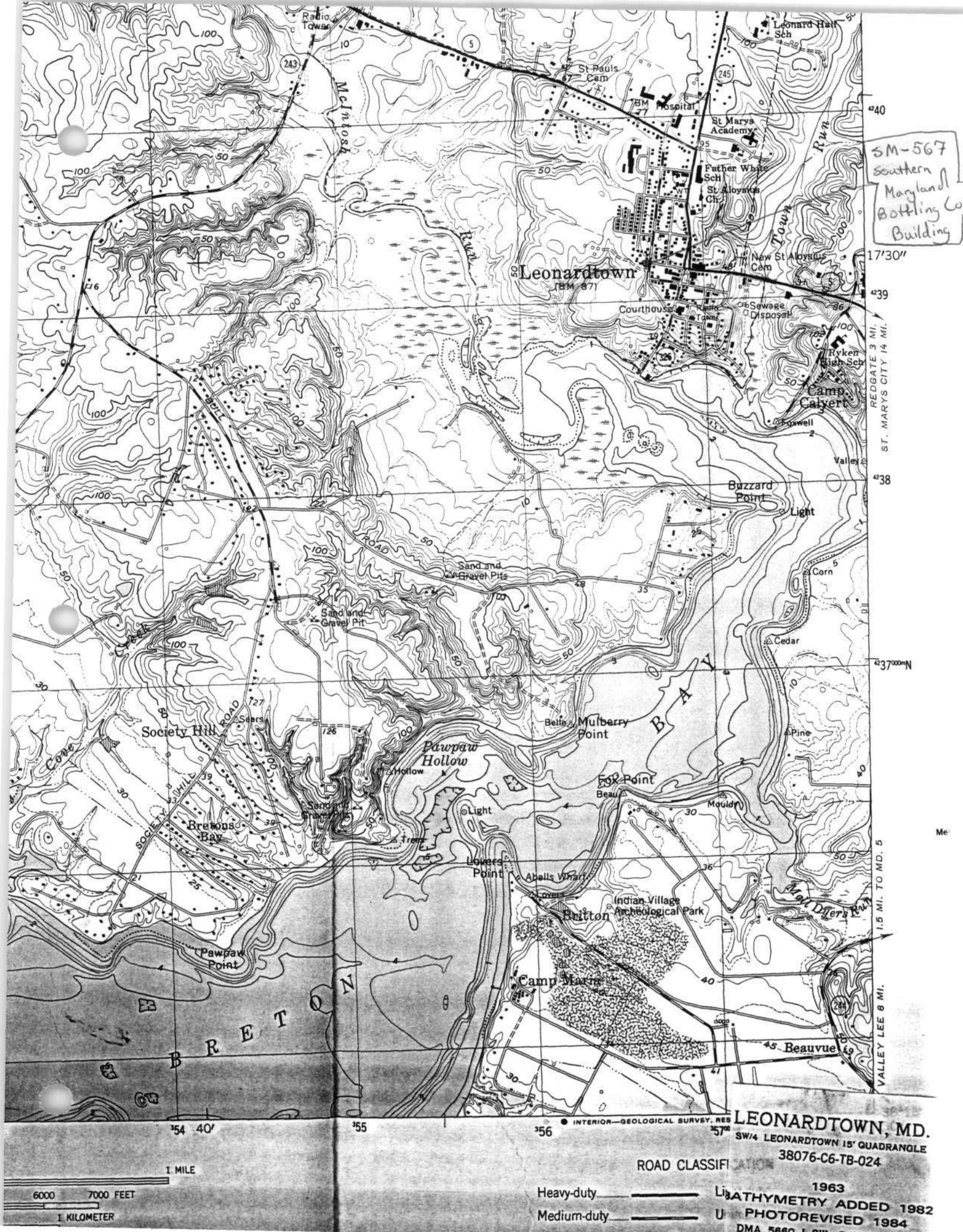
Date: March 18, 1884

Notes: The Keys sell the Lawrences 1/2 acre on the west side of Lawrence Avenue.

SM-567, Southern Maryland Bottling Company Building
St. Mary's County
8.3 Significance



1928 Sanborn Fire Insurance Map of Leonardtown showing the Southern Maryland Bottling Company building.



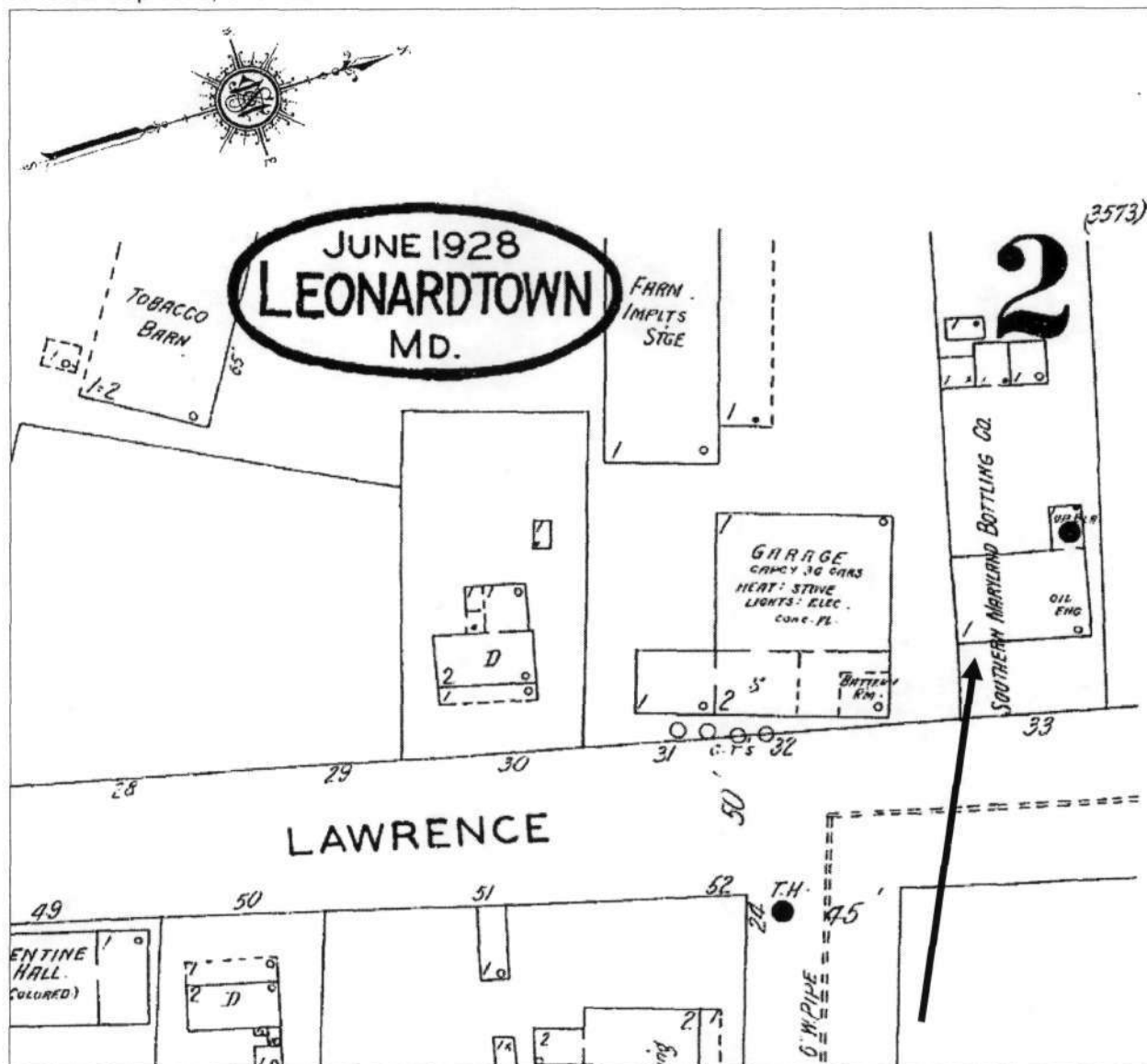
5M-567
Southern
Maryland
Bottling Co
Building

LEONARDTOWN, MD.
SW 1/4 LEONARDTOWN 15' QUADRANGLE
38076-C6-TB-024

1 MILE
6000 7000 FEET
1 KILOMETER

ROAD CLASSIFICATION
Heavy-duty
Medium-duty
1963
LITHOMETRY ADDED 1982
U PHOTOREVISED 1984
DMA 5660 1 SW-SERIES V833

SM-567
Southern Maryland Bottling Company Building
22705 Lawrence Avenue, Leonardtown
Sanborn Map 1928, Sheet 2

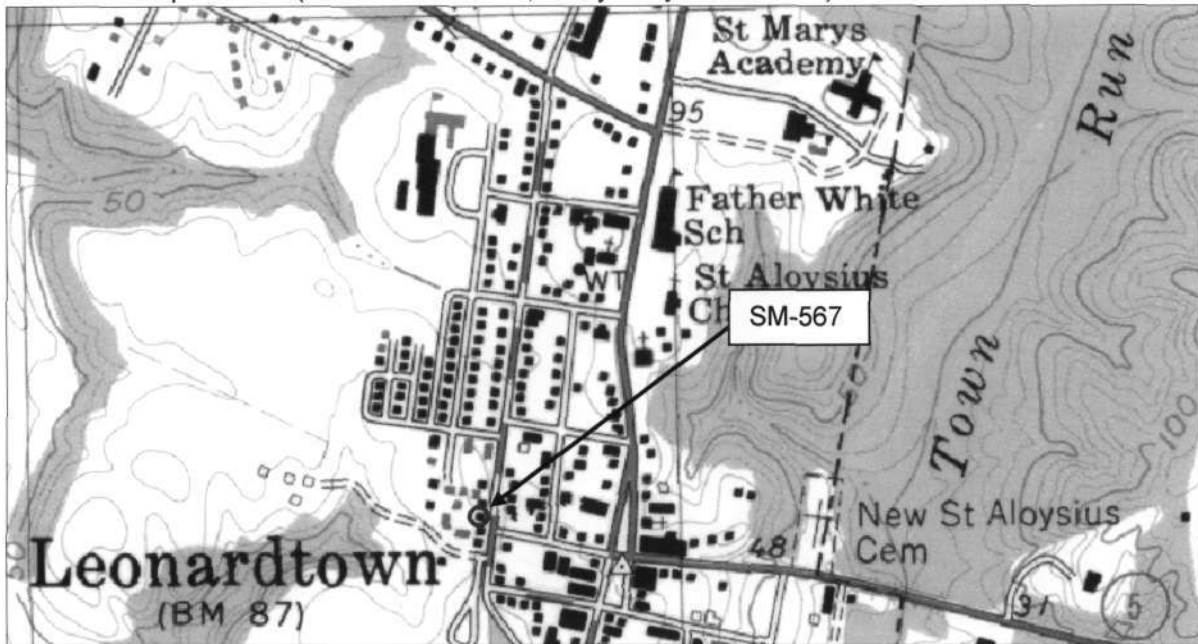


SM-567

Southern Maryland Bottling Company Building

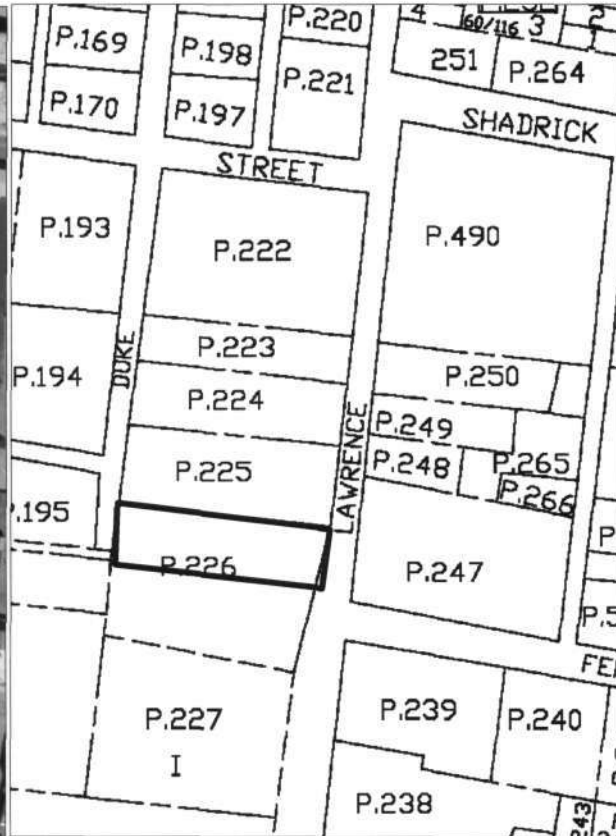
22705 Lawrence Avenue, Leonardtown

Leonardtown quad 1963 (Photorevised 1984, Bathymetry added 1982)



National Web Map Service 6" Orthophoto Map,
c. 2007-08

Tax Map 133, P. 226





SM-567

Southern Maryland Bottling Company Building

St Mary's County

Kirk Ranzetta

Md SHPO

Nov /96

E + S elevations

1 of 1